



# **Veterans F1rst**

*Serving America's Veterans from Dillon*

A Proposal to  
**SW Montana Veterans' Home Site Selection Committee**

In Response to  
**Request for Proposal (RFP) A/E #2010-40-01**  
**Authorized through Montana House Bill #0213**

Prepared by  
**Beaverhead Development Corporation**  
**(a joint effort of Beaverhead County and City of Dillon)**

**Dated February 3, 2010**

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## The Beaverhead Development Corporation



The Beaverhead Development Corporation (BDC) began its important work of economic development and jobs promotion in 1986. It enjoys 501-C-3 tax classification and is a corporation in good standing with the Montana Secretary of State (id # D105543).

Staffed with hard working volunteers, its' achievements are note worthy. The Camp Fortunate Center which houses the BDC and its enthusiastic partner, the Beaverhead Chamber of Commerce, was a community project crafted by the BDC and made possible with the cooperation and support of US Forest Service, BLM, the City of Dillon, Beaverhead County, and numerous local private and community associations. The BDC was an active "wood for work" subcontractor in one of the first Forest Service Stewardship Contracts. The BDC was a location finalist in attracting a windmill manufacturing company to Montana. Additionally it has produced a widely

regarded parking study for the City of Dillon, conceived and helped fund portable stables for use at the fairgrounds, and served as a catalyst for the Labor Day "Beef on the Street" street fair.

*"After considering criteria important to an acceptable proposal, we have determined that it is not in our best interest to propose a Veterans' Home to be located in Madison County. Instead, we have chosen to support the Beaverhead County proposal currently being prepared by the Beaverhead Development Corporation."*

*James P. Hart, Chairman  
Board of Commissioners  
Madison County  
See exhibit C(5)-aaa*

**Veterans F1rst** is the title as well as the mission of this proposal. We selected this title because this proposal is all about the veterans. The goal is to serve them because they are our family, friends, and neighbors. This southwestern corner of Montana has a proud record of its residents honorably serving their country. Beaverhead and Madison counties know this better than most two-county regions in the state because more than one-third of the residents over the age of 65 years are veterans. Now it is time to pay them and all Montanan and non-Montanans back by developing the very best Veterans' Home in the entire state. We will get this done. This proposal will show you how.

*"The MCEDC has unanimously voted to not support the development of a proposal for a VA Home site in Madison County. Instead, we have decided to put all our energy, efforts, contacts, and all other types of support behind the Beaverhead County proposal."*

*Dave Schultz, Chairman  
Madison County Economic Development Council  
See exhibit C(5)-bbb*

## A QUALIFIED WORK FORCE & SERVICES

This proposal augments the Department of Public Health & Human Services (DPHHS) data. Community means Dillon. Service Area includes Dillon, Melrose, Glen, Grant and Twin Bridges.

### A1 Area Population & Health Care Profession

Dillon attracts and retains a qualified healthcare workforce at Parkview Acres Care & Rehab Center, Barrett Hospital and HealthCare (Barrett Hospital), as well as community and private practice medical offices and nursing homes.

Dillon's Area Health Education Center (AHEC) office provides recruitment and retention of healthcare professionals. See Exhibit A (1)-a. During the last seven years at Barrett Hospital, employee turnover rate was 5.2%. During 2009, the number of employees at the beginning of the 12-month period was 167 and ended with 179. See Exhibit A (1)-b. They meet the federal and state staffing standards of a Veterans' nursing facility.

Barrett Hospital is administered by experienced managers from Brim Healthcare, Inc. It is fiscally prudent while offering competitive wages to all employees. There also are visiting specialists under contract with Barrett Hospital who are not reflected in the DPHHS data because they are licensed elsewhere. See Exhibits A (1)-c, A (1)-d

#### Existing Health Care Population

The percentage of healthcare employees in the Dillon community versus total community population in 2008 was 3.8%. This is one licensed healthcare employee for every 26 residents. According to the U.S. Census Bureau, the City of Dillon population in 2008 was 4,193.

Health Care Professional Staff within the Dillon Population			
Healthcare Providers	Dillon	% of healthcare providers in population	# people per healthcare provider
CNA's *	73	1.7%	58
LPN's *	25	0.6%	165
RN's *	62	1.5%	65
Healthcare Employees	160	3.8%	26
City Population **	4,193		
* Healthcare Provider data, DPHHS October 2009, See Exhibit A (1)-e.			
** City Population data, U.S. Census Bureau, CENSUS.gov, <a href="http://www.census.gov/popest/cities/files/SUB-EST2008-30.csv">http://www.census.gov/popest/cities/files/SUB-EST2008-30.csv</a>			

Score: \_\_

#### Service Area Population

The total estimated population (18 yrs & older) within the service area is 3,558.

2008 Service Area Population	Dillon	Glen	Twin Bridges	Service Area Total
City Population [2008]	4,193	not	428	4,621
Montana Percentage (Age 18 and over)*	77%	Reported	77%	77%
Estimated City Population (Age 18 and over)	3,229		330	3,558
* U.S. Census Bureau, 2008 American Community Survey, Montana, Age and Sex Data. See Exhibit A (1)-f.				

The 2008 U.S. Census Bureau did not publish city age data for Beaverhead County. The percentage of Montana population 18 years and over is 77%. The total population within service area is 4,621. The

available U.S. Census Bureau city data for total population do not include Grant, Melrose, Glen and rural ranch lands.

Score : \_\_

## A2 Professional Staff in Community

### Ratio of Health Care Professionals in Community

The percentage of all healthcare professional in the community versus total community population in Dillon is 3.6%. There is 1- licensed healthcare professional for every 28 residents in Dillon.

Licensed HealthCare Providers by Specialty	City of Dillon
Advanced practice registered	5
Certified Pharmacy Technician	8
Chiropractor	4
Clinical Professional Counselor	5
Clinical Social Worker	7
Community Pharmacy	9
Dental Hygienist	7
Dentist	7
Hearing Aid Dispenser	1
Institutional Pharmacy	2
Naturopathic Physician	1
Nutritionist	2
Occupational Therapist	5
Occupational Therapy Assistant	2
Optometrist	3
Pharmacist	10
Physical Therapist	5
Physical Therapy Assistant	2
Physician Assistant	1
Psychologist	1
Radiologic Technologist	19
Respiratory Care Practitioner	6
Medical Resident	8
Speech Pathologist Aide	14
Speech Language Pathologist	6
Pharmacy Technician in Training	3
Wholesale Drug Distributor	2
X-ray Limited Permit	4
TOTAL MEDICAL PROVIDERS *	149
U.S. Census Population, 2008 **	4,193
Percentage of Healthcare Providers vs. total Population	3.6%
Ratio of Healthcare Professional to total Population	1 : 28
* Healthcare Provider data, DPHHS October 2009 , published for site selection committee	
** City Population data, U.S. Census Bureau - CENSUS.gov, <a href="http://www.census.gov/popest/cities/files/SUB-EST2008-30.csv">http://www.census.gov/popest/cities/files/SUB-EST2008-30.csv</a>	

Score : \_\_

## Health Care Professionals available in Community

Results from support letters, personal interviews and surveys prove that Barrett Hospital Clinic and local healthcare providers' ability to serve 60+ residents of the veterans home. See Exhibit A (2)-a.

The community Primary Care Physicians specializing as Internists, Family Practice and Obstetrics; Dentists; Dental Hygienists; Physical Therapists; Occupational Therapists; Social Workers and Psychologist have the ability to accept more than 60 new Veteran patients.

Additional health care professionals in the community include independent medical, dental, optical, physical therapy, social worker, and psychology/mental health professionals are available and can provide services to 60+ VA patients.

*"BHH Clinic has the capacity to provide comprehensive medical services as well as experienced medical directorship."*

*Ronald V. Loge, M.D. M.A.C.P.  
Internal Medicine, Geriatrics,  
Chief of Staff*

- ❑ Barrett Hospital and HealthCare Clinic offers the capacity in comprehensive medical services with an unparalleled depth of internal medicine and geriatric services. See Exhibit A (2)-b
- ❑ The Hospital Staff offers "Quality HealthCare With Small Town Compassion". See Exhibit A (2)-c.
- ❑ Dillon Medical Clinic, an urgent care clinic offers quality, timely, convenient, personable and affordable medical care. Tery Hursh PA-C would be available to help facilitate the Veterans' Home. See Exhibit A (2)-d.

- ❑ Kay Milkovich Robinson, CNP, a Certified Wound Care Nurse, would be available to treat patient wounds in the hospital, clinic or in the privacy of the patient's own room. See Exhibit A (2)-e.
- ❑ Beaverhead County Public Health offers several valuable services for the Veterans including on-site adult vaccine administration, health education as requested, Lifeline home monitoring and other services. See Exhibit A (2)-f.
- ❑ Harve Wolfe, DDS, welcomes the Veterans into his private dental practice. See Exhibit A (2)-g.
- ❑ Douglas Creger, OD, PC, has a family Eye Care and works with the VA in Helena and Anaconda to make sure we give our Veterans the appropriate care. He has treated numerous Veterans and welcomes new Veteran men and women to our community. See Exhibit A (2)-h.
- ❑ Randall Lerman, NCTMB, has a massage therapy practice. As a Therapeutic Massage Specialist and Vietnam-era Navy Veteran, Randy offers help and support for the residents and staff of the Veterans' Home. See Exhibit A (2)-i.
- ❑ Andrew Belice offers the services of Dillon Back and Neck Clinic to the Veterans' Home; Andrew is registered to provide care through Fort Harrison and has a handicap accessible office. See Exhibit A (2)-j.

*"The Western Montana Mental Health Center in Dillon is contracted with the VA and has the ability to accept over 60 new VA patients for outpatient, Mental Health Services."*

*Jim Sommers, LCSW  
Western Montana Mental Health Center  
Dillon, MT*



- ❑ Scott Olsen, DDS, offers the support of the dental community and will serve the dental needs of the Veterans. See Exhibit A (2)-k.
- ❑ Dr. Aaron Orme, DDS, is accepting new patients and knows the billing standards for the VA. He offers digital x-rays and records for instant communication needs. His office is wheelchair accessible. See Exhibit A (2)-l.

Score : \_\_

### **A3 Acute Hospital and Emergency Services**

#### **Acute Care**

Barrett Hospital is a Critical Access Hospital providing acute care services.

Score : \_\_

#### **Critical Access Hospital**

Barrett Hospital is a 20-bed Critical Access Hospital. See Exhibit A (3)-a. It has emergency response Inter-facility transfer agreements with 12 hospitals and medical centers. See Exhibit A (3)-b.

The hospital provides 24-hour emergency care, anesthesia, audiology, cardiac rehabilitation, cardiopulmonary services (respiratory, therapy and echocardiography), clinical laboratory, diabetes education, health education classes/seminars, home health & hospice (Medicare Certified), ICU/CCU, inpatient/skilled nursing, nutritional services, dietary counseling, OB services, childbirth preparation classes, occupational therapy, pharmacy, anticoagulation clinic, physical therapy/sports medicine, physician/primary care services, radiology/diagnostic imaging (CT, MRI, mammography, nuclear medicine, radiographics & ultrasound), social services, speech pathology, and surgery (inpatient, outpatient, general, orthopedic, gynecology, ophthalmology, podiatry, and urology). See Exhibit A (3)-c.

Barrett Hospital offers: internal medicine, family practice, radiology, general surgery, orthopedic surgery and anesthesia. Call coverage for internal medicine and family practice is available 24/7. See Exhibit A (3)-a.

The hospital departments are pharmacy, laboratory, diagnostic imaging, nutrition services, nursing services, surgery services, emergency services, cardiopulmonary services, social services, rehabilitation services and home health and hospice services. See Exhibit A (3)-d.





In April 2010, Barrett hospital will break ground for a new Hospital facility as illustrated.

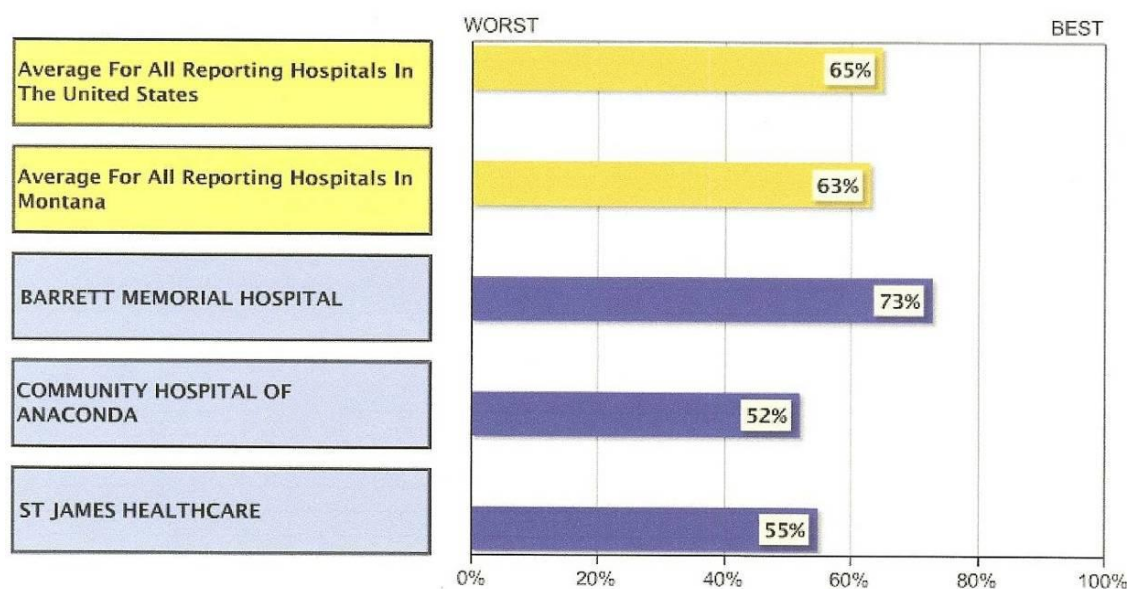
Score : \_\_

### **Quality Rating and Emergency Surgery**

The Hospital Consumer Assessment of Healthcare Providers and Systems (HCAHPS) survey data for Overall Rating of this Hospital scores Barrett Hospital at 75%, Montana hospitals at 63% and U.S. average for hospitals at 65%. The HCAHPS rating for Willingness to Recommend the Hospital scores Barrett Hospital at 80%, Montana hospitals at 65% and U.S. average for hospitals at 68%. Barrett Hospital HCAHPS scores exceed state and national averages for best ratings in all survey items. See Exhibit A (3)-e.

The U.S. Department of Health & Human Services scores Barrett Hospital exceeding local area hospitals in 9 out of the 10 patient survey quality ratings. Barrett Hospital ranks #1 for the Overall Hospital Rating compared to Community Hospital of Anaconda and St. James Healthcare. See Exhibit A (3)-f.

How do patients rate the hospital overall?



Source: U.S. Department of Health & Human Services, Hospital Quality Compare - <http://www.hospitalcompare.hhs.gov>

### **Emergency Surgery Services:**

The Surgery Department has two operating suites, one endoscopy suite and a two-bed post-anesthesia care unit with three day surgery recovery bays. Sterile processing is housed within the suite. The following equipment is available: fluid warmers, endoscopic equipment, arthroscopic equipment, airway management equipment, traction tongs, burr-hole drills, resuscitation equipment, cardiac monitors, CO2 monitors, pulse oximetry, and malignant hyperthermia therapy. Surgeries are done for both elective and emergency cases.



Surgery is staffed by qualified registered nurses, certified nurse anesthetists, surgical technicians and sterile supply technicians. All registered nurses and Certified Registered Nurse Anesthetists (CRNA) staff are ACLS certified. Surgeons are credentialed through the medical staff credentialing process. Two full-time CRNA provide general, regional and monitored anesthesia care for surgical procedures.

The Emergency Department (ED) is staffed 24/7 by either a physician, or physician's assistant or nurse practitioner with training in emergency medicine. ED registered nurses have the following specialized training: basic life support, advanced cardiac life support, trauma nurse core course, neonatal resuscitation program, and pediatric advanced life support. ED Technicians take the emergency medical technician course and apply for national certification.

A registered nurse is designated by the Trauma Coordinator to organize a multidisciplinary approach to trauma care. Activities of the coordinator include clinical oversight, education, performance improvement, trauma registry, and participation in the state trauma system. The Trauma Coordinator works cooperatively with the Trauma Medical Director and Administration.

The ED serves approximately 4,000 adult and pediatric patients annually. Patients are treated for minor cuts and abrasions to major trauma requiring stabilization and transport to a higher level of care. All patients receive appropriate medical screening, evaluation and treatment. The ED provider and team determine the need for transport. The ED has been designated a "Trauma Receiving Facility" by the Montana State EMS program and adheres to trauma policies and procedures approved by the Medical Staff. In the event of a trauma or disaster, the trauma team is organized and directed by the ED medical provider. See Exhibit A (3)-d.

Score : \_\_

### **A4 Proximity to Veterans' Hospital or Clinic**

#### **Community Proximity/Distance to Veterans' Hospitals**

Dillon is the closest of the six competing counties for the Southwest Montana Veterans' Home to the largest VA Hospital in the Intermountain West, the George E. Wahlen Veteran Medical Center, a Veterans' Administration Health Care System Campus in Salt Lake City.

This facility, less than five-hours from Dillon, is the major referral center for the Intermountain West VA region Veterans. Veterans in Dillon would have a shorter travel time for specialized medical programs such as organ transplantation, geriatric evaluation and management programs, specialized pulmonary medicine, cardiology, cancer, rheumatology, dermatology, and many more. The Salt Lake City VA campus is also the home of the new Outpatient Mental Health Clinic which will open in January 2011. See Exhibit A (4)-a.



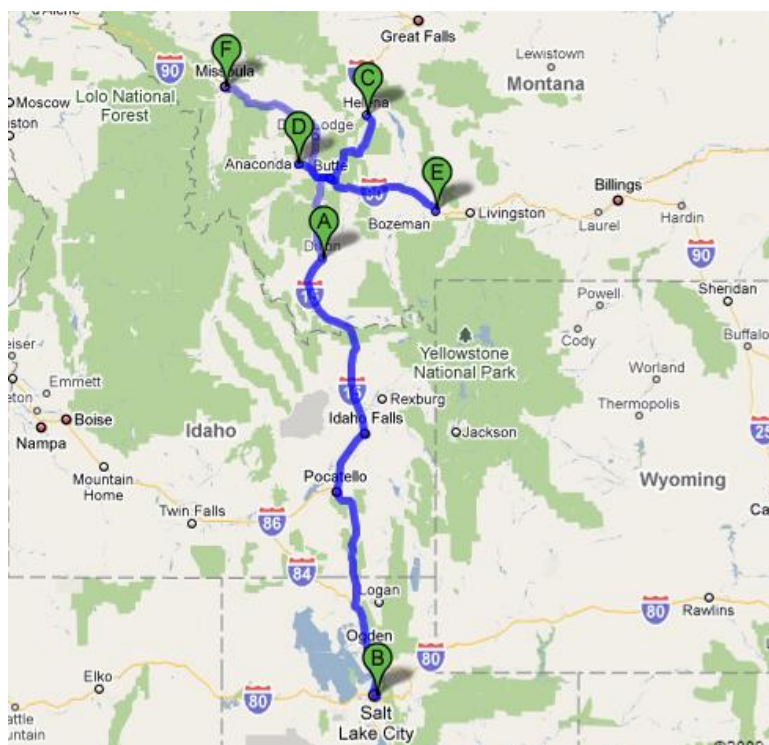
Dillon is 135 miles from the VA Medical Center at Fort Harrison outside of Helena. Veterans with conditions not treated locally or in Salt Lake City will be only two hours from Helena. See Exhibit A (4)-b.

Score : \_\_

### **Community Proximity/Distance to a VA Outpatient Clinic**

There are outpatient clinics specializing in Veteran issues in Anaconda and Bozeman, both under two hours from Dillon. The Vet Center in Missoula is less than three hours from Dillon. Veterans in Dillon have the following choices for medical care:

<b>Map Point A – Dillon MT SW Montana Veterans' Home</b>
<b>Map Point B – Salt Lake City UT VA Salt Lake City Health Care System</b>
<b>Map Point C – Fort Harrison, MT VA Medical Center and Ambulatory Care Clinic</b>
<b>Map Point D – Anaconda MT Anaconda Outpatient Clinic</b>
<b>Map Point E – Bozeman MT Bozeman Outpatient Clinic</b>
<b>Map Point F – Missoula MT Missoula Vet Center</b>
<b>Map: Dillon MT is the Centralized Location in SW Montana</b>



Score : \_\_

## **A5 Direct Care Education in Community**

### **Community with a college or vo-tech training program**

The University of Montana Western (Western) is prepared to offer certified nursing assistant training programs, which is crucial. Western, a four-year university, is part of the University of Montana system. See Exhibit A (5)-a.

South Central Montana Area Health Education Center (AHEC), located in Dillon, assists with continuing education for the healthcare workforce. See Exhibit A (1)-a.



Score : \_\_

**Community with a college or vo-tech training program within 30 miles**

N/A

Score : \_\_

**Community with a college or vo-tech training program within 60 miles**

N/A

Score : \_\_

**Community with a college or vo-tech training program within 90 miles**

Montana Tech, 63.2 miles from Dillon, offers two degrees in nursing: the Associate of Science and the Bachelor of Science. Source <http://www.mtech.edu/clsp/s/nursing/overview.html>. See Exhibit A (5)-b.

Score : \_\_

**A6 Services**

**VA Vendors/ Medical Supplier (Oxygen, prosthetics, etc.)**

There are eight VA Vendors and medical suppliers located within 50 miles of Dillon. See Exhibit A (6)-a. Additional area VA Vendors serve Dillon such as Harrington Surgical Supply in Butte.

Local vendors offer durable medical equipment such as Oxygen, Orthotics, Walkers, Canes, Crutches, Traction Equipment, Wheelchairs (Manual and Power), Scooters, Power Mobility Devices (PMD), Patient Lift Mechanisms, Support Surfaces, Hospital Beds (Electric and Manual) and accessories, Commodes, Urinals, Bedpans, Negative Pressure Wound Therapy devices, Suction Pumps, Heat/Cool Applications, Surgical Dressings, Breathing machines, Respiratory Equipment, Invasive Mechanical Ventilation, Nebulizers, Speech Generating Devices, Parenteral and Enteral Nutrition, Diabetic Equipment and Supplies. See Exhibit A (6)-b.

Score : \_\_

**Mortuary Services**



Brundage Funeral Home is 15 blocks from the site. Owners Ron and Julie Briggs have over 30 years of combined funeral service experience and have received state and federal recognition and awards for their exemplary services. It is a full-service burial or cremation facility run by state licensed morticians. See Exhibit A (6)-c.

They recently buried one of the last World War I Veterans in our country with full military honors on Memorial Day 2007. See Exhibit A (6)-d.

Brundage and the American Legion Post #20 honor guard provide military graveside rights. The cemetery has a full-time sexton and is well maintained. The Veteran section of our cemetery is large enough to accommodate grave spaces for the next hundred years.



In honor of the many World War II Veterans who returned home on the back of a Harley, Brundage offers a custom Harley Hearse service. See Exhibit A (6)-e.

For the western raised, Brundage offers a horse-drawn service in a reconstructed 1879 natural wood wagon hearse accompanied by a 1920's replica of an 1880's stagecoach, to transport pallbearers and family members to the cemetery. See



Exhibit A (6)-f.

Brundage has a website full of services to reach out to family and friends around the world including on-line video tributes. Grief counselors and guest books are among the many personal services available from Brundage.

Score : \_\_

### **Contractors**

There are 63 contractors within 30 miles providing general construction, heating and air conditioning, electric, landscape, plumbing, communications and computer services. See Exhibit A (6)-g.

Score : \_\_



### **CNA Training Program**

Western is prepared to offer certified nursing assistant training programs. See Exhibit A (5)-a.

Score : \_\_

Qualified Work Force Subtotal : \_\_

## **B SITE EVALUATION SCORING**

### **B1 Site Size and Configuration**

Confined Site 6 – 7 acres N/A

Comfortable Site 8.5 – 10 acres N/A

Ample Site 8.5 – 10 acres

The site meets the ample site criteria with 10.4 acres and has a length to width ratio of approximately 1:1. The site configuration is a 685.37 foot street frontage East boundary, by 653.79 foot South boundary, by 789.88 foot West boundary, by 541.56 foot North boundary. See Exhibit B (1)-a and B (1)-b and B (1)-c.

The site has approximately 6.2 acres for structures with an additional 4.2 acres available for amenities, expansion of the Veterans' Home facilities, or a great scenic landscape with stream.

Score : \_\_

### **Amenities or Deterrents/Restrictions**



The adjacent YMCA is a new building with a six-lane swimming pool, a therapy pool, weight room, running track, floor space for Taekwondo and other martial arts, a certified rehab trainer, and fitness equipment. A new indoor basketball extension is being added. It has become the social gathering center for families. The local senior population makes great use of the facility. The YMCA would provide activities for both the Veterans and the staff of the Veterans' Home and their families.

The Kid's Fishing Pond is maintained by the Beaverhead Outdoors Association. It has wheelchair access and the Pigtail Creek walking path leads from the fishing pond to the YMCA. The walking path soon will have park benches along the way. The fishing pond is stocked with trout and is visited by herons, osprey and other birds. There are trees, bicycle racks, numerous picnic tables, a wheelchair ramp, bathroom, and an underground garden irrigation system. This is an opportunity for our Veterans to enjoy the outdoors in a relaxed environment, visit with area families and help with the annual Father's Day kids' fishing derby.



Across from Swenson Way is the Montana Wildlife Fish & Parks fishing access to Blacktail Creek.

There is a Motel 6 less than 100 yards away, as well as two other motels nearby at the ramp for the Veterans' Memorial Highway I-15.



The downtown district, which has numerous shops, restaurants, bars, and other stores, is within walking distance.

Dillon is surrounded by mountains including the Blacktail, Ruby, Pioneer, and the Gravelly ranges.

R.E. Miller and Sons will remove the dirt and soil stored on the site free of charge. See Exhibit B (1)-d.

Score : \_\_

## **B2 Community Utilities**

### **Single Phase Power @ Minimum**

Buried three phase power sufficient to serve the Veterans' Home goes to the Southeast corner of the site. Power is fed from multiple locations eliminating community power outages. See Exhibit B (2)-a.

Score : \_\_

### **Non Loop Electrical System**

The electrical system is a looped system. See Exhibit B (2)-a.

Score : \_\_

### **Line/Substation Capacity; up to:**

The line capacity is more than adequate for the Veterans' Home. A substation with adequate capacity is three blocks from the site. See Exhibit B (2)-a.

Score : \_\_

### **Underground Power Service to Property**

Electrical utilities are at this site and are all underground. See Exhibit B (2)-a.

Score : \_\_

### **Quality of Power Location on Line; up to:**

The quality of power location on line will meet the needs for the Veteran' Home. There is a substation within three blocks of the site. The underground utilities provide a visually positive appearance. See Exhibit B (2)-a.

Score : \_\_

### **Available 1500 GPM Water System**

The Dillon water system serves the site. See Exhibit B (2)-b. The hydrant flow data summary states 80 PSI at the hydrant with an available flow of 1,700 GPM exceeding the 1,500 GPM requirements. The static pressure is 80 PSI exceeding the minimum flow of 50 PSI. See Exhibit B (2)-c.

Score : \_\_

**System Capacity to Maintain Flow; up to:**

The system has the capacity to maintain flow pumping approximately 400,000 gallons a day from four independent wells. It has two storage tanks with a combined 1,750,000 storage to provide four to five days reserve capacity. The reporting information is included with this proposal. See Exhibit B (2)-d.

Score : \_\_

**Adequate Sanitary Sewer System**

The City of Dillon Waste Water Treatment Plant will accommodate the 8,000 GPD required for the Veterans' Home. The will-serve letter from treatment facility owner is attached. See Exhibit B (2)-e.

The plant has a five-cell lagoon treatment system running at less than 52% of design flow capacity. See Exhibit B (2)-f.

Score : \_\_

**Lift Station Required for Sanitary Sewer**

No private lift station is needed at the site. The sanitary sewers will gravity flow into the City's 8" main. See Exhibit B (2)-g.

Score : \_\_

**Condition of Community Sewer System; up to:**

There are no permit violations as documented in the January 14, 2009, Inspection Report. See Exhibit B (2)-f. Jason Johnson operator#591 for the City of Dillon confirms the community sewer system has had zero violations in the past five years. See Exhibit B (2)-g.

Score : \_\_

**Internet / Access to T-1 Lines**

Phone and internet access is located to the South of the proposed site, at the YMCA building. T-1 lines are available in Dillon and used by the local businesses and schools. Satellite internet services available provide a connection more than three-times faster than T-1 lines. Internet services are available from Qwest, Bresnan, Earthlink, Three-Rivers with DSL, or satellite connections from Hughes Net or Wild-Blue. See Exhibit B (2) –i.

Score : \_\_

**Natural Gas Available**

There is a 4" gas main to property line. The natural gas main runs down the same easement as the electrical. See Exhibit B (2)-j.

Score : \_\_

### **B3 Emergency Response**

#### **Fire Department Response Time to Site**

The City of Dillon Volunteer Fire Department (DVFD) response time to this site is under three minutes. The response time is based on the average response time to locations within the city limits. The site is within the city limits. See Exhibit B (3)-a and B (3)-b and B(3)-c.

Score : \_\_

#### **Hydrant with in 300' of site**

There are two fire hydrants within 300 feet of the site. They provide 1,500-2,000 gal/min in a looped system. See Exhibit B (2)-b.

Score : \_\_

ISO Rating 3 N/A

ISO Rating 4 N/A

ISO Rating 5

The ISO rating is 5. See Exhibit B (3)-d

ISO Rating 6 N/A

Score : \_\_

#### **Ambulance Response Time to Site, up to:**

Beaverhead Emergency Medical Services (BEMS) response time to this site is two minutes. The response time is based on the average response time to locations within the city limit. The site is within the city limits. See Exhibit B (3)-e and B (3)-f.

Score : \_\_

### **B4 Roads**

#### **Site Access Roads**

The site is on Swenson Way, a paved, quiet city street with a beautiful monument sign at one end and complete with curbs, sidewalks, lighting, and landscaping. Unique features along Swenson Way include the kid's fishing pond, Pigtail Creek, Blacktail Creek fishing access, and the YMCA. The other end of the street leads directly into Dillon's historic district.



Score : \_\_

#### **Paved Roads with Curbs and Sidewalks**

Swenson Way is a paved city street with a storm drainage system, sidewalk separated by a rock garden with trees and ornamental plants. See Exhibit B (2)-b

Score : \_\_

#### **Paved Roads with Curbs**

N/A



**Paved Roads with County Road Profile**

N/A

**Maintenance; up to:**

The City of Dillon maintains Swenson Way and provides snow treatment or removal.

Score : \_\_

**Requires Extensive Road Maintenance**

No maintenance needed.

Score : \_\_

Note from site visit: \_\_\_\_\_

**B5 Proximity to Community Services**

**Accessibility to Community Services**

The site provides direct access to community services easily accessible by city sidewalks, city bus or personal vehicles. The community services within five-minutes of the site are the YMCA, child care, educational, medical, dental, vision, medical equipment, pharmacies, emergency services, entertainment, restaurants, shopping, cultural, lodging, a variety of churches, senior companion service, Dillon City Library, travel and tourism services, Salt Lake Express Bus Stop, nonprofit organizations, community education facilities, farmers market, real estate offices, Wi-fi and cell phone services, auto maintenance and repair, banking, U.S. Post Office, city and county government offices, legal services, business services, financial advisors, local newspaper and radio stations. See Exhibit B (5)-a, B (5)-b.



Score : \_\_

**Moderate Distance; up to:**

N/A

Score : \_\_

**Distant**

N/A

Score : \_\_

**Taxi Service Available**

Dillon City Bus takes passengers to doctor appointments, restaurants, shopping and social destinations in Dillon for no charge to senior and disabled citizens. See Exhibit B (5)-c.

Score : \_\_

**Bus or Shuttle Service Available**

Dillon City Bus is available for individuals age 55+ or disabled residents requiring handicapped access for transportation within Dillon at no charge. The bus is equipped with a hydraulic wheelchair lift. All seats are equipped with seat belts, including the seat belt for the wheelchair. See Exhibit B (5)-c.

Beaverhead Allied Senior Bus has regular scheduled bus service in Beaverhead County. It provides senior citizens as a means of travel between Lima, Dillon and Butte for medical appointments, food and medicine.

The local American Legion provides Veterans free transportation with its DAV van.

Salt Lake Express offers a regular scheduled bus service from to Dillon.

Score : \_\_

**B6 External Site Impacts (conditions today)**

**Ideal, per side (4 sides x 5 pts.)**

North of the site are Pigtail Creek and a Montana Fish Wildlife and Parks Kid's Fishing Pond. The YMCA is on the South side. Swenson Way, an improved paved city street, borders the property on the East side. Pigtail Creek continues along the West side. See Exhibit B (2)\_b

Score : \_\_

**Acceptable, per side (4 sides x 3 pts.)** N/A

Score : \_\_

**Moderate, per side (4 sides x 1 pt.)** N/A

Score : \_\_

**Severe, per side (4 sides x 0 to -2 pts.)** N/A

Score : \_\_

Note from site visit: \_\_\_\_\_

\_\_\_\_\_

## **B7 Zoning (to protect site for future)**

### **Appropriate Zoning (5 to 10)**

The land is appropriately zoned for the proposed Veterans' Home. See Exhibit B (7)-a.

Score : \_\_

### **Not Zoned or Bordered by inappropriate Zoning (-1 to -10)**

Bordering property is under the same zoning as the site. See Exhibit B (7)-b.

Score : \_\_

## **B8 Soils**

### **Soil & Subgrade Suitability for Veterans' Home construction with consideration of foundation & slab as well as percolation & topsoil condition.**

The soils and subgrade are suitable for the foundation and slab construction of the Veterans' Home. See Exhibit B (8)-a.

Anderson Consulting Engineers' 2001 subsurface study developed for the YMCA construction project is presented for soil and subgrade suitability. While some factors in the report are specific to the construction and design of the YMCA building, the report shows the results of three test pits; the soil bearing on the subsurface gravel is 2,000 lbs/ft<sup>2</sup>, soil stratum consisting of 0.5' and 5.5' organic topsoil found to be 6" to 18" deep on top of either about five feet of 6" minus gravels with sandy silts or silty sandy loam. Slab-on-grade construction and bituminous surface recommendations were provided for the YMCA project. See Exhibit B (8)-b.

Score : \_\_

## **B9 Groundwater/Water Table**

### **High Ground Water Greater than 15' below surface** N/A

Score : \_\_

### **High Ground Water Greater than 12' - 14' below surface** N/A

Score : \_\_

### **High Ground Water Greater than 8' - 11' below surface**

The ground water table depth in the Dillon area is more than 80" in the Thess soils. See Exhibit B (9)-a. The ground water table on adjoining lot was found at 68", 71" and 75". See Exhibit B (8)-b.

Score : \_\_

### **High Ground Water Greater than 0' - 6' below surface** N/A

Score : \_\_

## **B10 Site Topography**

### **Relatively Level for Handicapped Accessibility**

The land is level with a 2% natural grade toward Pigtail Creek. It provides easy drainage and handicap access. See Exhibit B (2)-b.

Score : \_\_

### **Consistent slopes on site**

The slope is consistent providing good drainage away from building sites. See Exhibit B (2)-b.

Score : \_\_

### **Susceptible to surface water drainage from off-site**

The land is not susceptible to drainage from adjoining properties. Surrounding properties are drained toward the city storm drains in the street or toward Pigtail Creek on the back side. See Exhibit B (2)-b.

Score : \_\_

### **Ponding areas; up to**

There are no depressions or low land near potential building sites. Behind Pigtail Creek the land is slightly lower making it suitable for park landscaping or future expansion of the Veterans' Home. See Exhibit B (2)-b.

Score : \_\_

### **Greater slope; up to**

The natural slope of the land is at level to approximately 2% grade. The land does not have any slopes at 4% or greater. See Exhibit B (2)-b.

Score : \_\_

Note from site visit: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Site Evaluation Subtotal : \_\_

## C GEOGRAPHIC COMMUNITY

### C1 Veterans' Support

Dillon's veterans are supported by many groups. Because of the large Veteran population in the community, active support systems for Veterans are already established as part of the community's culture. There are over 108 registered non-profit and community-based organizations in Beaverhead County which provide an array of direct access services to Veterans, families and residents. There are 20 churches in Dillon and Beaverhead County. Dillon area Veterans receive support from the American Legion, Legion Auxiliary, Beaverhead White Hat Coalition, Southwest Montana Veterans' Memorial, DAV van/transportation, Montana National Guard Armory, Montana Youth Challenge Academy and the State of Montana Veterans Affairs Division representative. See Exhibit C (1)-a through -z.



*To Whom It May Concern;*  
  
*"The Vietnam Veterans of America, Bitterroot Chapter 938 are in full support of a Veterans home being built and established in Beaverhead County..."*

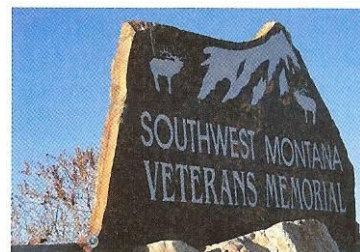
*Bill Beckman, President  
VVA Bitterroot Chapter 938*

**The Beaverhead White Hat Coalition** provides support to active troops, Veterans and their families throughout Beaverhead County. The group sponsors many events in Dillon such as the Patriot Day 9/11 prayer gathering, Annual Car Show, Memorial Day Parade, Southwest Montana Veterans' Memorial, Veterans' Day Program, Day of Good Deeds, and other cooperative programs with the American Legion, etc.

**The American Legion Auxiliary District #6** hosts monthly meetings and offers an array of events, activities and social opportunities for Veterans. For example, each year the group provides Christmas food baskets to Veterans in the Dillon area and provides gifts for the Ft. Harrison Veterans' to pick out gifts for their families and friends. The Auxiliary

sponsors the annual Girls' State program "American Legion Auxiliary Essay Contest". Members of the Auxiliary are currently active volunteers at the local nursing home and welcome the opportunity to volunteer at the Southwestern Montana Veterans' Home in Dillon. See Exhibit C (1)-e.

**The Southwest Montana Veterans' Memorial** located on Montana Street is a beautiful landmark honoring American Veterans. The memorial was designed and built by Ron Lake and recognizes the value and sacrifice of Veterans from all wars. The bricks in the memorial are dedicated to individual soldiers, sailors and airmen. Plans are underway to expand the memorial wall which will allow an additional 600 bricks to accommodate area Veterans. See Exhibit C (1)-c.







### Discounts and Deals for Residents of the Southwest Montana Veterans' Home:

- ❑ The Bookstore: Assistance in forming and hosting a book club, reading assistance to the sight-impaired, and a paperback book exchange for residents. See Exhibit C (1)-r.
- ❑ Western: FREE season pass for residents to all home athletic events held on the University Campus. See Exhibit C (1)-s.
- ❑ The YMCA: Senior discounts on membership fees. See Exhibit C (1)-t.
- ❑ Humane Society of Beaverhead County: Discounts on pet adoptions for residents. See Exhibit C (1)-u.
- ❑ Beaverhead County Museum: Senior Discount on Museum admission and in the Museum gift shop. See Exhibit C (1)-v.
- ❑ Dillon Garden Club: Free Membership and volunteer assistance with projects at the Southwest Montana Veterans' Home. See Exhibit C (1)-w.
- ❑ Southwest Montana Arts Council: Discount on season tickets for showcase series and free lunch and dinner in the park concerts. See Exhibit C (1)-x.
- ❑ Beaverhead Senior Center: Free card parties to Veterans' three times per week on Monday, Wednesday and Fridays. Additionally, a potluck dinner will be provided every third Wednesday. See Exhibit C (1)-y.
- ❑ The Pintler Audubon Society: Christmas bird counts and bird-watching opportunities free of charge. See Exhibit C (1)-z.
- ❑ Montana Youth Challenge Academy in Dillon: Free volunteers and teams to the residents and facility such as yard clean-up and special event assistance.
- ❑ Community Support Center: Offers free support services that benefit Veterans and their spouses.
- ❑ Dillon Dairy Products: Free delivery to residents.
- ❑ Free Lifetime Basic Membership to the Beaverhead Chamber of Commerce for the Southwest Montana Veterans Home organization.

*"The members of the VFW Post 3843 and American Legion Post 31 located in Twin Bridges realizing that Madison County does not have the necessary infrastructure to attract the Veterans Southwest Retirement home to Madison County, feel that we would be better served by having the facility located in Dillon..."*

*Dick Marshall  
Quartermaster, VFW Post 3843*

Note from site visit:

Score : \_\_

## C2 Public Transportation

The Dillon City Bus is free to seniors age 55+ and disabled individuals. See Exhibit B (5)-c.

The American Legion local DAV Van which goes to area VA facilities at no charge. Every Friday the DAV van takes Veterans to the Anaconda Medical Clinic. Every Wednesday the van takes Veterans to the VA Hospital in Fort Harrison.



The Salt Lake Express offers both North and South bound travel from/to Dillon.

The Dillon Airport is owned by Beaverhead County. It has some of the best flying weather in the Mountain West. The airport has an instrument approach minimum of 482' and one mile, far lower than Butte's 1,188' and four miles or Anaconda's 1,510' and three miles. The airport is open 24 /7 year-round providing service and fuel, indoor hangar parking and a large parking ramp. It has the capacity to handle all types of aircraft from Medivac fixed wing and helicopters to all business jets up to the Gulfstream V. There is ample room for future development to meet the needs of the area. See Exhibit C (2)-a and -b. The airport has two runways 6,500 feet by 75 feet wide and 3,599 feet by 60 feet wide. The airport offers aircraft rental, charter services, rental cars and shuttle service to downtown. Life Flight operates from the airport transporting patients between St. Patrick Hospital in Missoula and Barrett Hospital in Dillon. See Exhibit C (2)-c.

Score : \_\_

## C3 Housing for Staff

There are both apartments and houses for rent in Dillon. The rates are:

### Apartments

One bedroom	\$275 to \$450
Two bedrooms	\$400 to \$575
Three bedrooms	\$525 to \$625

### Houses

One bedroom	\$400 to \$525
Two bedrooms	\$500 to \$600
Three bedrooms	\$650 to \$850
Larger	\$850 to \$1400



As of January, there were 85 houses for sale in Beaverhead County, 36 of which were priced under \$200,000. The median price was \$235,000. During 2009, 79 houses were sold at an average price of \$162,425. Local investors demonstrated their ability and willingness to respond to increased housing demand as proven by the recent development of the Rowe Apartments across from Western. See Exhibit C (3)-a.

Dillon offers choices in housing for low-income families at Beaverhead Villa, Brookside, Snowcrest and The Bicentennial. The Bicentennial apartments offer 50 HUD subsidized apartments and 10 Market rent units. Residents must be 62 or older or disabled. The market rent is \$525 a month. The subsidized units rent for 30% of the tenant's adjusted gross income. See Exhibit C (3)-b.

Note from site visit: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Score : \_\_\_\_

#### C4 Community Education Programs

Dillon's community education campuses are Western, and the Dillon public schools with a High School, Middle School and Elementary Schools.

Western offers students its successful learning experience program Block One in which

students take one class at a time. It will create a new CNA student club for the CNA training program. Its Service Learning class will offer student community service hours to the Veterans' Home. See Exhibit C (4)-a. The University maintains a website at <http://www.umwestern.edu/academics/outreach/> providing access to schedules, events and campus news.

The School of Outreach provides high quality learning opportunities to citizens of all ages. These opportunities supplement Montana Western's traditional academic programs. It offers alternative and innovative educational experiences at locations on and off campus, as well as sites linked by technology. Courses are offered for college credit, continuing education credit, professional development, or no credit courses including: Rosetta Stone on-line, Early Childhood Education, cooking, dancing, arts and crafts, welding, pottery, and more. It maintains the Birch Creek learning center. See Exhibit C (4)-b and -c.

Western also offers Elderhostel, a leading lifelong learning and educational program providing high-quality, affordable, educational adventures for adults. Adult participants discover nearly 8,000 educational tours in all 50 states and more than 90 countries. These educational programs are offered alongside local and renowned experts, experience in-depth and behind-the-scenes learning opportunities, from cultural tours and study cruises to walking, biking and more.

##### LATEST NEWS



##### LEAD STORY

#### Rob Thomas selected U.S. Professor of the Year

University of Montana Western environmental sciences professor Rob Thomas has been named Outstanding Baccalaureate Colleges Professor of the Year by The Carnegie Foundation for the Advancement of Teaching and the Council for Advancement and Support of Education (CASE).

The Beaverhead County School District ranked higher than Deer Lodge, Silver Bow, Madison and Powell county school districts by the Public School Ratings and District Information.

School District	District Rating Compared to State (10 is best)	Better than: of MT school districts
<b>Beaverhead County</b>	<b>9</b>	<b>83.40%</b>
Deer Lodge County	7	64.10%
Silver Bow County	7	60.30%
Madison County	6	53.60%
Powell County	5	41.40%

Source: NeighborhoodScout.com Public School Ratings and District Information  
<http://www.neighborhoodscout.com>

The Beaverhead County High School faculty averages over 17 years of experience with 100% teaching in their endorsed areas. Their emphasis is on technology with a campus-wide network and T1 Internet access, 142 computers consisting of 16 workstations in the library media center and three computer labs. In addition to curriculum from 12 education departments, they offer a special education program. It has specialized classrooms for mechanical drawing, agricultural, home economics, gymnasium, athletic facilities, auditorium, shop, study hall, library, science, business, journalism, theater, music and driver's education simulators. The school has 15 intramural and extracurricular organizations plus 12 Montana High School Association sanctioned activities. The school maintains a website for online access to school calendar, RSS feeds, access to grades and email, at <http://bchsmt.schoolwires.com/bchsmt/site/default.asp>. See Exhibit C (4)-d.

Dillon Middle School offers a high quality of education with various electives and many innovative practices such as rotating student schedules. Over 80% of students are involved in one or more extracurricular activities. See Exhibit C (4)-e.

The community offers Elementary Education at: Parkview Elementary, Mary Innes and Reichle schools. Parkview Elementary School is equipped with the latest teaching technology, computers, high-speed internet access providing top-notch education and is expanding community access and after school education opportunities. The district is looking forward to providing various educational and social opportunities to the Veterans. See Exhibit C (4)-f.

Note from site visit: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Score : \_\_

## C5 Quality of Life for Staff

The lifestyle in Dillon is what attracts most people. Dillon offers a "lifestyle" - where people appreciate the balance of work, play and the sense of community. It's no surprise that *Outdoor Life Magazine* rated Dillon, Montana #8 on its "*List of the 200 Best Places to Live!*", *Outside Bozeman* rated Maverick Ski Area in Beaverhead County as its "*#1 Affordable Weekend Getaway*". There is no question the





quality of life and recreational opportunities in Dillon will be a motivational factor for staff and residents. See Exhibits C (5)-a through -d.

Located off the Veterans' Memorial Highway I-15 between Yellowstone and Glacier National Parks, Beaverhead County offers wide, open, spectacular landscapes, historic significance along the Lewis & Clark Trail and remains the largest cattle producing county in Montana. Dillonites enjoy sunshine year-round, with an average 330-335 clear or partly clear days per year, higher than many counties in

Montana.

Beaverhead County has an abundance of outdoor recreational opportunities such as: world-class fly fishing, hunting, bird-watching, hiking, biking, golfing, downhill skiing and snowboarding, camping, boating, rock hounding, hot springs, shopping, Lewis and Clark history, ghost towns and much more.

Staff members will have access to free relocation resources offered by the Beaverhead Chamber of Commerce and Dillon Visitor Center. The Chamber and other local organizations sponsor an array of festivals and events in Dillon such as "Montana's Biggest Weekend" Labor Day Rodeo, Fair and Concert, the Boardwalk Arts & Crafts Festival, National Sr. Pro Rodeo, Indoor Golf Scramble, Annual Kid's Halloween Party, Business After Hours, Outdoor Free Concert Series, Lunch and Dinner in the Park, Oktoberfest, Parades, Car Shows, Arts and Gallery Events, Demolition Derbies, Winterfest and the Annual Christmas Stroll. Communities such as Lima sponsor the Annual Mountain Bike Festival and the "Camp Mak-A-Dream" brings hundreds of cyclists through Dillon and Beaverhead County with the "Ride Around The Pioneers in One Day". Ask any resident and they'll attest to the abundance of recreation and cultural opportunities that exist in and around Dillon. The Dillon community welcomes the opportunity to serve the men and women who have served our country! See Exhibits C(5)-e through C(5)-aaa

Note from site visit: \_\_\_\_\_

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Score : \_\_\_\_

Geographic Community Subtotal : \_\_\_\_



## **REQUIRED CRITERIA FOR EACH SITE**

### **Property to have Free and Clear Title Demonstrated at time of proposal.**

1. Attorneys Opinion Letter regarding 'Options Agreement'
2. Title Search
3. Commitment of Lien Release
4. Options Agreement

**Acceptable Title Report** *for any proposed site will be required before that site may be designated by the committee as the most favorable location.*

2. Title Search

### **Property size** to be at least 6 acres

5. Plat Map

### **County shall commit to nominal payment of Burial Fees**

6. Beaverhead County Commissioners letter

### **Proposal shall contain a Plat Map**

5. Plat Map

Proposal shall contain a Phase 1 Environmental Assessment that demonstrates **property free of hazardous materials.**

7. Anderson Consulting Engineers, Geotechnical Conditions, November 29, 2001
8. DEQ 1997 Subdivision Permit, Blacktail Deer Creek Meadows
9. Custom Soil Resource Report for Dillon Area – Part of Beaverhead County, Montana, USDA – United States Department of Agriculture, NRCS – Natural Resources Conservation Service, report January 13, 2010

**Proposal shall contain a Letter signed by governmental entity stating: -Public Hearing** has taken place w/ notice to submit proposal.

10. Public Hearing Notice - Beaverhead County & City of Dillon, Joint Public Hearing Notice

### **Property shall not be included in 100 year Floodplain Boundary** include in proposal

11. Anderson Consulting Engineers Map

**Proposal shall show property shall have cursory Geotechnical Report or Information** submitted with initial proposal.

7. Anderson Consulting Engineers, Geotechnical Conditions, November 29, 2001

### **Site to be accessible by public road, ROW or easement.**

11. Anderson Consulting Engineers Map

**Property must have available and adequate utilities** including, water, sewer, gas and electric.

11. Anderson Consulting Engineers Map

## **EXHIBITS A QUALIFIED WORKFORCE & SERVICES**

### **A (1) – Area Population & Health Care Profession**

- a AHEC South Central Montana Area Health Education Center, Lisa Benzel, Director
- b email from Pamela Pride, Human Resource Manager [ppride@barrethospital.org], Barrett Hospital & Healthcare, February 1, 2010
- c Barrett Hospital and HealthCare, “Visiting Physicians and Specialists Travel the Miles So You Don’t Have To!” brochure
- d Barrett Hospital Foundation, Inc., Barrett Hospital & HealthCare Clinic Physicians, Our Visiting Physicians & Specialists Travel the Miles so You Don’t Have to!
- e DPHHS Health Care Professional Staff (CAN/RN/LPN)
- f U.S. Census Bureau, State Quick Facts, 2008,” Montana, S0101. Age and Sex”.

### **A (2) – Professional Staff in Community**

- a Survey of Additional Health Care Professionals Available in Dillon
- b Barrett Hospital & HealthCare, Internal Medicine Physicians , Ronald V. Loge, M.D., M.A.C.P. and Sandra McIntyre, M.D., F.A.C.P.
- c Barrett Hospital & HealthCare, “Medical Staff – *Quality HealthCare With Small Town Compassion*” brochure
- d Dillon Medical Clinic, Tery Hursh, PA-C
- e Pioneer Mountain Nursing Service, PLLC, Kay Milkovich Robison, CNP, CWCN
- f Beaverhead County Public Health, Sue Hansen, RN
- g Harve Wolfe, DDS
- h Douglas D. Creger, O.D., P.C.
- i Randall Lerman, NCTMB, Therapeutic Massage Specialist
- j Dillon Back & Neck Clinic, Dr. Andrew J. Belice
- k Scott C. Olsen, D.D.S.
- l Dr. Aaron Orme, DDS

### **A3 – Acute Hospital & Emergency Services**

- a Barrett Hospital & HealthCare, Steve Hannah, MHA
- b Barrett Hospital & HealthCare, ER Interfacility Transfer Agreements
- c Barrett Hospital & HealthCare, “Hospital Services– *Quality HealthCare With Small Town Compassion*” brochure
- d Barrett Hospital & HealthCare, Cindy Christenson, Chief Clinical Officer
- e Hospital Quality Alliance: Improving Care Through Information, Hospital Performance, Reporting Period for Clinical Process Measures: Third Quarter 2008 through Second Quarter 2009 Discharges
- f U.S. Depart of Health & Human Services, Hospital Quality Compare bar chart: Barrett Hospital, Anaconda Hospital, Butte St. James Healthcare

### **A4 – Proximity to Veterans’ Hospital or Clinic**

- a Salt Lake City: Veterans Administration Health Care System Campus, George E. Wahlen VA Hospital
- b Fort Harrison: Veterans Administration Montana Health Care System Campus, VA Hospital

### **A5 – Direct Care Education in Community**

- a University of Montana Western, Richard Storey, Chancellor.
- b Montana Tech The University of Montana, Nursing Program Overview

### **A6 – Services**

- a VA Vendors/Medical Suppliers report, *located within 50 miles*

- b Your Medical Equipment report: Community Home Oxygen, Inc., Dillon Medical Supply, Douglas D. Creger OD PC, Safeway Inc
- c Brundage Funeral Home, H. LaRon Briggs and Julie A. Briggs
- d Montana Standard, Soldier's final rest - Five decades later, World War I veteran receives Memorial Day burial by Nick Gevock of the Montana Standard, Tuesday, May 29, 2007
- e Montana Standard, Showing Support- Crowd gathers in honor of Dillon soldier, By Justin Post
- f Montana Best Times, Make that last ride a good one, by Barbara Bauerle, May 2007
- g Contractor Listings: General Contractors, HVAC Contractors, Electrical Contractors, Plumbing Contractors, It – Communications Contractors

## **EXHIBITS B SITE EVALUATION SCORING**

### **B1 – Site Size and Configuration**

- a Plat Map
- b Boundary footage email, J.S. Turner, City of Dillon Director of Operation
- c Lot Easement Map
- d R.E. Miller and Sons

### **B2 – Community Utilities**

- a email from J.S. Turner, Dillon City Director of Operations [operations@dillonmt.org], January 26, 2010, per Northwestern Energy's City Manager, Chris Obenauer
- b Anderson Engineering Utilities Map
- c Hydrant Flow Data Summary; Test No.6, Swenson Way & Bannack St.
- d Montana Department of Environmental Quality, Sanitary Survey Inspection of City of Dillon (PWSID: MT0000201), Phil Wisniewski, Environmental Science Specialist, November 23, 2009
- e Wastewater Treatment Plant will serve letter, J.S. Turner, City of Dillon, Director of Operations
- f Montana Department of Environmental Quality Compliance Evaluation Inspection Report for City of Dillon WWTP, Pete Boettcher, Environmental Science Specialist
- g email from J.S. Turner, Dillon City Director of Operations [operations@dillonmt.org], February 1, 2010, Sewer Lift Station
- h email from Bob Cottom [watersupervisor@dillonmt.org], February 1, 2010, Jason Johnson, Sewer Operator #5915, Statement of City of Dillon Waste Water Violations
- i Internet Service Types, Swenson Way Connections, Earthlink
- j email from J.S. Turner, Dillon City Director of Operations [operations@dillonmt.org], January 26, 2010, per NWE's Gas City Manager, Ken Walker

### **B3 – Emergency Response**

- a Dillon Volunteer Fire Department, department statistics for the year 2008
- b Dillon Volunteer Fire Department, letter January 6, 2010, Rick Later, Fire Marshal; Tom Barnes, Chief; Mike McGinley, Assistant Chief; Steve Scott, Revolving Captain; Tom Wagenknecht, Department City Trustee; Scott Jones, Captain Company A; Bob Ferris, Captain Company B; Lonny Rand, Captain Company C; Dale Peterson, Captain Company D
- c Dave & Ava Walton, testimonial January 12, 2010, Ava Walton
- d ISO, Public Protection Classification Results, October 5, 2005
- e Beaverhead Emergency Medical Services 2008-2009 statistic report.
- f Beaverhead Emergency Medical Services, letter January 11, 2010, Russ Sigman, President; Brenda Kirkley, Vice President; Collette Snow, Secretary; Jeannie Olson, Treasure; Rick Later, Director at Large

**B5 – Proximity to Community Services**

- a City of Dillon Service Map Quest
- b brochure' "Just A Minute" For Our Veterans'.
- c City of Dillon, Senior Citizen Bus

**B7 – Zoning**

- a City of Dillon Ordinances Title 17 - Zoning.
- b City of Dillon Zone Map

**B8 – Soils**

- a Custom Soil Resource Report for Dillon Area – Part of Beaverhead County, Montana, USDA – United States Department of Agriculture, NRCS – Natural Resources Conservation Service, report January 13, 2010
- b Anderson Consulting Engineers, Geotechnical Conditions, November 29, 2001

**EXHIBITS C GEOGRAPHIC COMMUNITY****C1 – Veterans' Support*****Active Veteran Groups:***

- a The American Legion, Beaverhead Post NO. 20, Inc., Jim Watkins, Post Adjutant, Beaverhead Post NO. 20
- b Veterans Affairs Division – Department of Military Affairs, State of Montana, schedule of outreach services, Dave Williamson, Veterans' Service Officer, Montana Veterans Affairs Division
- c Southwest Montana Veterans' Memorial, Ron Lake, President
- d Veterans of Foreign Wars Post 3843 and American Legion Post 31, Twin Bridges, Dick Marshall, Quartermaster
- e The American Legion Auxiliary, District #6, Unit #20, Patti T. Odasz, President
- f Department of Defense Military Entrance Processing Station, Steve Sturgeon, Chaplain

***Letters from Veterans:***

- g Martin R. Malesich, State of Montana CSM (Ret.)
- h Valley Veterans Service Center
- i Allen E. Lawson, U.S. Navy (Ret.)
- j William Frank Orr, Veteran
- k Robert Holt, Veteran
- l Donald L. Childers, U.S. Navy 1952-1956, Retired
- m Michael & Linda Jonckheere, Vietnam Veteran 66-70
- n James R. Peret, United States Air Force Veteran 1963-1967
- o Susan Rebish
- p Eric Van Dalen, Veteran
- q Arthur W. Blade, U.S. Army, Retired

***Letters from Community Support Groups:***

- r The Bookstore
- s University of Montana Western
- t Southwestern Montana Family YMCA, Inc.
- u Humane Society of Beaverhead County
- v Beaverhead County Museum
- w Dillon Garden Club
- x Southwest Montana Arts Council
- y Beaverhead Senior Citizens

- z Pintler Audubon Society

**C2 – Public Transportation**

- a Beaverhead County Airport Board, C. Thomas Rice
- b Beaverhead County Airport Board, Dennis DeVivo
- c Dillon Flying Service

**C3 – Housing for Staff**

- a Carriage House Realty
- b Bicentennial Apartments

**C4 – Community Education Programs**

- a University of Montana Western, Nicole Hazelbaker – Dean of Students
- b University of Montana Western, Anneliese A. Ripley, Dean, School of Outreach and Research
- c University of Montana Western, Karl Ulrich, Provost
- d Beaverhead County High School Profile
- e Dillon Middle School, Randy Shipman – Principal
- f Dillon Elementary Schools, Glen A. Johnson Ed. D – Superintendent; Mike Basile – Chairman SD #10 Board of Trustees

**C5 – Quality of Life for Staff**

- a Montana Magazine, January 2004
- b Outdoor Life, Dillon #8, March 2008
- c Outside Bozeman, No 1 Affordable Weekend Getaways
- d Sperlings Best Places, Dillon Mt

Letters from the Community:

- e Vietnam Veterans of America, Bitterroot Chapter 938
- f Dillon Ministerial Alliance
- g First Evangelical Lutheran Church
- h Saint James Episcopal Church
- i Catholic Campus Ministry
- j Fr. Herbert Joseph Pins
- k Beaverhead County Sheriff's Office, Jay T. Hansen, Sheriff
- l Kiwanis Club of Dillon – Kiwanis Veterans' Park
- m Beaverhead Outdoor Association
- n Dillon Jaycees
- o Beaverhead Gun Club
- p United Way
- q Kirsten Love, Beaverhead Business Builder
- r Cara Campbell
- s Toni M. Rowe
- t Bonnie Ferris
- u Todd and Jan Rouse
- v Community Support Center
- w Peggy Zetler
- x Holly Hansen



y Juliet Hollifield  
z Josee Pendleton and Kansis Stoddard  
aa Hannah Telling  
bb Courtney Linder  
cc Allie Morstein  
dd Cierra Lamey and Holly Anderson  
ee Ben C. Yarbrough  
ff Town of Lima, David D. Olsen, Mayor  
gg Gordon and Irene Miller  
hh Allen Sperry  
ii City of Dillon, Martin R. Malesich, Mayor  
jj Ken Heberling  
kk Michele Stephen-Hassard  
ll American Red Cross  
mm Barrett Hospital Foundation Brochure  
nn Barrett Hospital & HealthCare Brochure  
oo Dillon Lodge No. 1554  
pp Gerta Mular  
qq Dillon Tribune  
rr Dillon Police Department  
ss Thomas W. Wagenknecht  
tt Dead-Air Broadcasting Company, Inc.  
uu Representative Jeffrey W. Welborn, Montana House of Representatives  
vv City of Dillon City Council  
ww Randy Gustine  
xx Cathy Speich-Ferguson  
yy Beaverhead Chamber of Commerce  
zz B.P.O.E. Dillon Lodge No. 1554  
aaa Madison County Board of Commissioners  
bbb Madison County Economic Development Council  
ccc Paul Marsh, Marine and Vie Nam vet Letter